



Housing Authority of the City of Alameda

701 Atlantic Avenue - Alameda, California 94501-2161 - TEL: (510) 747-4300 - FAX: (510) 522-7848 - TDD: (510) 522-8467

MINUTES

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA HELD TUESDAY, APRIL 5, 2011

The Board of Commissioners was called to order at 8:36 p.m.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioners Allen, Bonta, deHaan, Johnson, Tam and Chair Gilmore

Absent: None

2. CONSENT CALENDAR

Commissioner Gilmore pulled item 2-D contingent upon leasing versus purchasing and moved acceptance of the Consent Calendar items except for item 2-D. Commissioner Tam seconded. Motion carried unanimously. Items accepted or adopted are indicated by an asterisk.

*2-A. Minutes of the Special Board of Commissioners meeting held February 15, 2011. Minutes were accepted.

*2-B. Awarded the Contract to Renovate Kitchens and Bathrooms at 10 Units at Esperanza to Bay Cities Construction in the Amount of \$122,544, Including Contingencies, and Authorized the Executive Director to Execute the Contract.

*2-C. Awarded the Contract to Replace Trash Enclosures at Parrot Village and Eagle Village to Empire Engineering and Construction in the Amount of \$178,200 Including Contingencies, and Authorized the Executive Director to Execute the Contract.

2-D. Adopt the Resolution to Approve Housing Authority Budget Revision No. 3 for Fiscal Year 2012 including the Proposed Position Changes, Extraordinary Maintenance and Capital Improvement Projects. Chair Gilmore pulled this item contingent upon researching the financial feasibility of leasing versus purchasing replacement computers, monitors, printers, etc. Ms. Gilmore requested researching the option that is financially beneficial since technology becomes quickly obsolete. Mr. Michael Pucci, Executive Director, said this can be done. Commissioner Tam moved acceptance. Commissioner Bonta seconded. Motion carried unanimously.

3. AGENDA

CC/CIC/HABOC
Agenda Item #3-A
07-05-11

- 3-A. Authorize the Acting Chief Executive Officer to Execute a Letter of Intent with Dr. Bill Longwell for Acquisition of the Property at 1435 Webster Street and Development of a Mixed-Use Project, Including 15 Units of Housing Affordable to Low-Income Seniors. Mr. Pucci introduced staff member Debbie Potter to give the presentation. Ms. Potter, Housing Development Programs manager stated that Dr. Longwell was in attendance and available for any questions. Ms. Potter gave a brief presentation.

A Commissioner asked for the income limits for affordable housing. Ms. Potter responded residents could not make more than 50 percent of the area median. Mr. Pucci explained the income limit would be less than \$20,000 and said most seniors have an income of less than \$13,000.

A Commissioner asked if these would be apartments. Ms. Potter responded yes, for families, seven or eight units per floor.

Speaker Judy Freedman, Director of Operations for the West End Business Association, expressed the organizations pleasure in seeing the project move forward. They are concerned with Webster Street's development and continued viability and vitality. They consider this project, with the mixed use of housing and retail space, a real addition and a catalyst for more development on Webster Street. Ms. Freedman said the association is supportive of this project and she thanked the Board.

A Commissioner asked about the parking requirements. Ms. Potter said currently 15 spaces are for the residents and two are for the commercial businesses. This is not consistent with parking standards and work will need to be done, parking will have to be addressed. The Planning Board will have to approve the project and the parking. Entitlements will be sought out that allow the Housing Authority to do something different than the zoning codes require for parking. Community input will also be a part of the process. Other concerns were addressed.

A Commissioner asked if this is a Density Bonus project. Ms. Potter said because the Housing Authority would own the residential portion it would be done pursuant to the Guyton Settlement Agreement. This is how the multi-family would be done. The Commissioner asked if some of the units could be done through the Density Bonus. Mr. Potter responded a combination of both might be a way to approach it. The Commissioner expressed her concern about long term parking solutions for Webster Street.

Commissioner Bonta asked if there was a conflict with the commercial retail space. Ms. Potter said there should be no more than two businesses and store fronts. There has been some discussion about a bank branch in one of them, with some combination of service and retail on the ground floor.

Commissioner Johnson asked about a purchase price and if this motion is for authority to purchase the property. Mr. Potter said staff will return with an option agreement. The request today is for endorsement of the concept of pursuing this mixed-use project and entering into the letter of intent with Dr. Longwell. On that basis the Housing Authority and Dr. Longwell will work on an option agreement to bring back

to the Board for approval. The property will be appraised before a purchase price is agreed upon. Commissioner Johnson asked about funding. Ms. Potter said it will probably include affordable housing resources, and tax credit funding, and Dr. Longwell to pursue a private loan and make an equity contribution to the commercial portion of the project. The Housing Authority is pledging Project Based Section 8 vouchers. Commissioner Johnson said this is a good spot for senior housing since it is near many services.

Commissioner Bonta moved acceptance. Commissioner Johnson seconded. Motion carried unanimously.

4. ORAL COMMUNICATIONS
5. COMMISSIONER COMMUNICATIONS
6. ADJOURNMENT

There being no further business, Chair Gilmore adjourned the meeting at 8:53 p.m.

Attest:

Marie L. Gilmore, Chair

Michael T. Pucci
Executive Director / Secretary

UNAPPROVED
MINUTES OF THE ANNUAL COMMUNITY
IMPROVEMENT COMMISSION (CIC) MEETING
TUESDAY- -JUNE 21, 2011- -6:59 P.M.

Chair Gilmore convened the meeting at 7:04 p.m. Commissioner Johnson led the Pledge of Allegiance.

ROLL CALL - Present: Commissioners Bonta, deHaan, Johnson, Tam and Chair Gilmore –5.

Absent: None.

MINUTES

(11-028) Minutes of the Special Joint City Council, Alameda Reuse and Redevelopment Authority, and Community Improvement Commission Meetings held on May 31, 2011. Approved.

Commissioner Tam moved approval of the minutes.

Commissioner Bonta seconded the motion, which carried by unanimous voice vote – 5.

AGENDA ITEMS

None.

ORAL COMMUNICATIONS, NON-AGENDA

None.

ADJOURNMENT

There being no further business, Chair Gilmore adjourned the meeting at 7:05 p.m.

Respectfully submitted,

Lara Weisiger
Secretary

The agenda for this meeting was posted in accordance with the Brown Act.